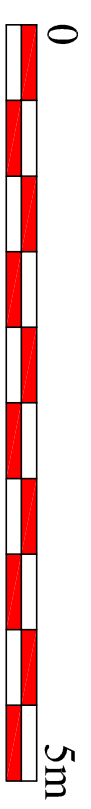


PROPOSED G.F. PLAN

scale 1:50



Demolition indicated in red dashed lines

Ground Floor

Remove existing double door ready for re-use and adjacent screen. Provide new extension in cavity construction and insulated to the current building regulation standards and finished in white colour through render to match the existing. All foundations and structural supports to be assessed and designed by a competent structural engineer.

Provide new porch to the front of the house in cavity construction and insulated to the current building regulation standards and finished in white colour through render to match the existing. Glass side panels and new front door

Porch to accommodate WC area with velux and zone for cloaks and shoes.

Old bathroom to be converted into a laundry room with the existing window blocked up and made good accordingly.

All existing drainage (internally and externally) to be altered and amended to suit new layout proposals and to connect back into the existing system.

All walls to be removed in consultation with a competent structural engineer. All new beams to be calculated and designed and approved by building control before installation.

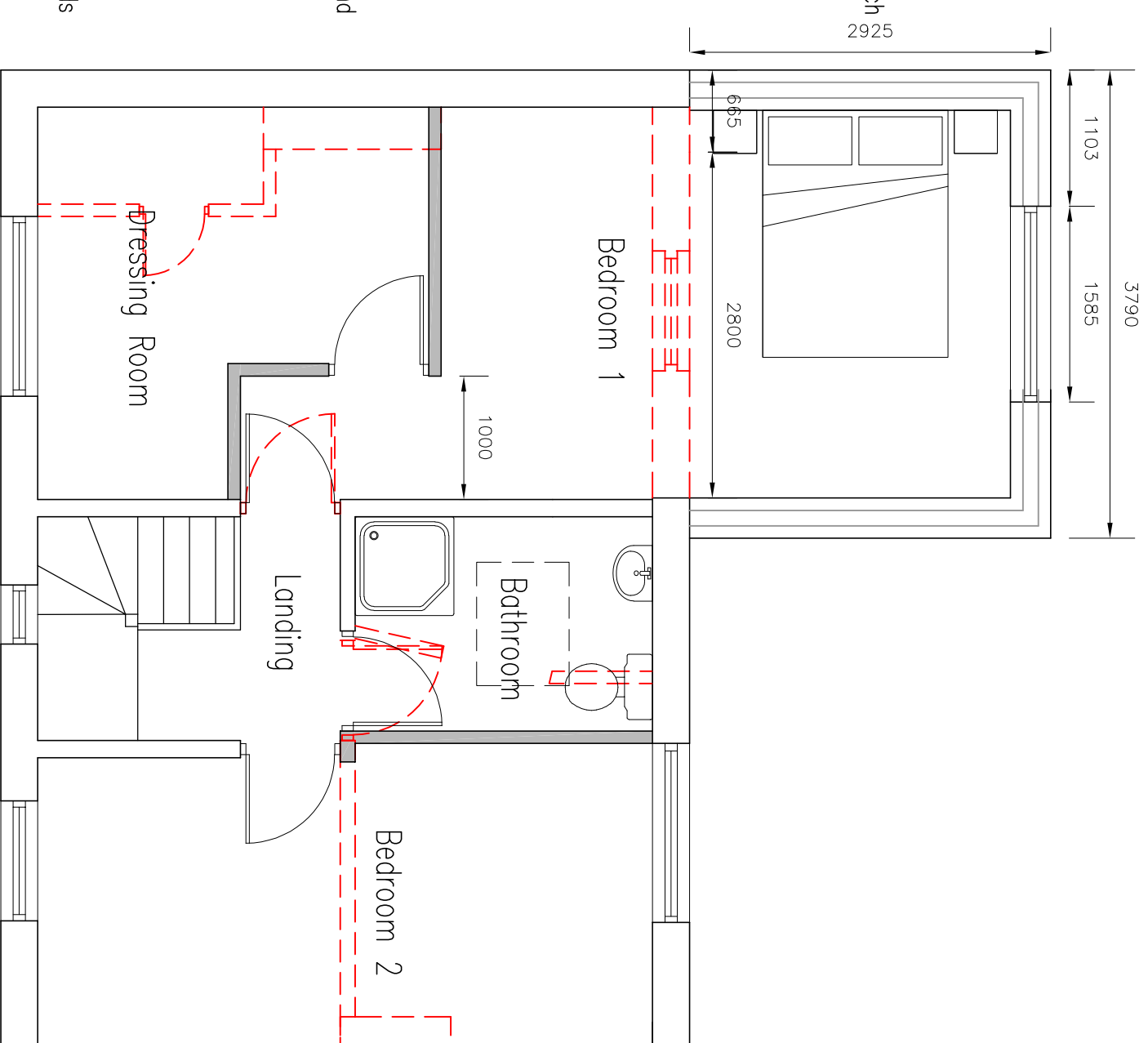
Provide all necessary mechanical ventilation to WC, Shower, and laundry and connect drainage into the existing.

All new lighting and sockets etc are to be agreed with the client with regards to style and location.

Existing heating system to be assessed and extended accordingly unless otherwise agreed with the client.

All new external work to be agreed with the client with regards to steps and patio area etc

Assume that the incoming service positions are to remain in their current locating unless it is agreed with the client to relocate them elsewhere.



PROPOSED F.F. PLAN

First Floor

Provide new extension in cavity construction and insulated to the current building regulation standards and finished in white colour through render to match the existing.

Break through the existing wall with all support calculated and designed by a competent structural engineer.

Existing WC area to be removed and new dressing room installed as indicated. Existing chimney breast to be removed and made good.

Alter the door swing into bedroom 1

Remove part built stud work in Bedroom 2 and rearrange to provide new family bathroom with all drainage connected back to the existing. Ceiling to be vaulted and new velux rooflight added approx 1000mm x 750mm

Remove wall between bedroom 2 and 3 to form large bedroom 2 and make good. Remove existing chimney breast.

All existing drainage (internally and externally) to be altered and amended to suit new layout proposals and to connect back into the existing system.

All walls to be removed in consultation with a competent structural engineer. All new beams to be calculated and designed and approved by building control before installation.

Provide all necessary mechanical ventilation to bathroom and connect drainage into the existing.

All new lighting and sockets etc are to be agreed with the client with regards to style and location.

Existing heating system to be assessed and extended accordingly unless otherwise agreed with the client.

Do not scale. All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineers drawings. Any queries please email: info@wardarchitecturelltd.co.uk

Ward
Architecture
Limited
Re-plan, Re-design, Re-generate

9 FLETCHER AVENUE
DRONFIELD
for MR & MRS D BRIERS BOTT

preliminary
issue

PROPOSED LAYOUT PLANS

1:50@A2

Date:
08/02/24

Job Number:

WAL-24-07-04B